

ESTATE AGENTS

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Offers In Excess Of £325,000

A FOUR BEDROOMED, THREE STOREY, END OF TERRACED PERIOD HOME located in the sought-after West Hill region of Hastings, within easy reach of Hastings Old Town and Hastings town centre with its mainline railway station and seafront. Offered to the market CHAIN FREE!

Benefitting from spacious and versatile accommodation comprising an entrance hallway, lounge, DINING ROOM, kitchen, first floor landing with TWO DOUBLE BEDROOMS, bathroom and SEPARATE WC, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS. Externally the property boasts a PRIVATE REAR GARDEN which enjoys a SUNNY ASPECT in addition to a STORE ROOM.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALLWAY

Stairs rising to upper floor accommodation, wall mounted thermostat control, radiator, door to:

DINING ROOM

12'8 max x 11'8` (3.86m max x 3.56m)

Under stairs storage cupboard, radiator, door to:

LOUNGE

11'11 x 11'10 (3.63m x 3.61m)

Double glazed bay window to front aspect, feature fire surround, radiator.

KITCHEN

15'2 max x 11'7 (4.62m max x 3.53m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker, space for fridge freezer, space and plumbing for washing machine, inset one & ½ bowl stainless steel inset sink with mixer tap, double glazed window and double glazed French doors to the rear aspect overlooking the garden.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation.

WC

Double glazed obscured window to side aspect, low level wc.

BATHROOM

8'4 x 6'9 (2.54m x 2.06m)

Currently arranged as a wet room with shower, wc, wash hand basin, radiator, double glazed obscured window to side aspect.

BEDROOM

11'8 x 8'9 (3.56m x 2.67m)

Built in wardrobes, double glazed window to rear aspect, radiator.

BEDROOM

14'4 max x 14'2 (4.37m max x 4.32m)

Two wardrobes built into recess, double glazed bay window to front aspect, double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

Double glazed window to rear aspect, loft hatch.

BEDROOM

14'4 x 11'9 (4.37m x 3.58m)

Storage cupboard built into recess, two double glazed windows to front aspect, radiator.

BEDROOM

11'9 x 8'9 (3.58m x 2.67m)

Two wardrobes built into recess, double glazed window to rear aspect, radiator.

REAR GARDEN

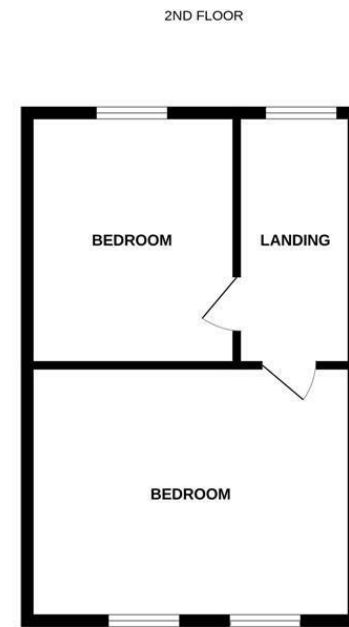
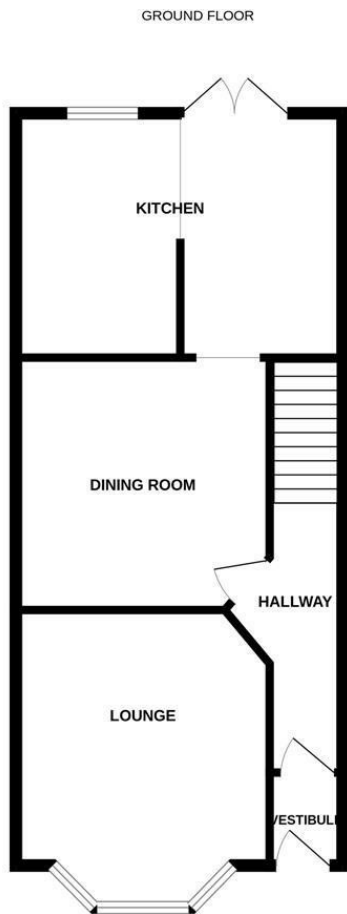
Private and enclosed, enjoying a sunny aspect with pear tree.

STORAGE ROOM

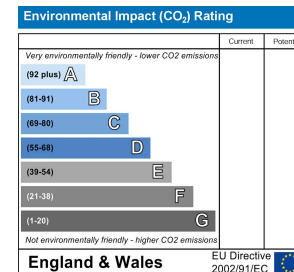
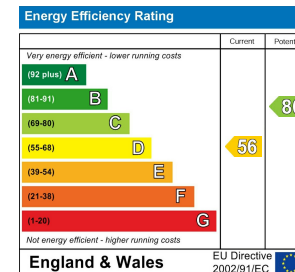
Located at the side of the property with door to front aspect and door to rear providing access to the garden.

Council Tax Band: C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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